

# TO LET

## 60, Orchard Way, Banbury



### Accommodation

Located on one of Banbury's longest established suburban shopping parades, this property has in recent months been converted into a well presented office with excellent lighting and has been decorated and carpeted to a high standard. We believe this would suit either a retail user or more likely a user who may benefit from having a quality office in an out of town location, possibly operating as a dentist, accountant, or similar practice.

The accommodation consists of the following: Front Office 19' x 38'6" (currently sub-divided into two rooms measuring 19' x 17' & 19' x 21'6), Kitchenette, Wash Room and Store (with rear access) 17' x 16'

### Tenure

The property is leased for a four year term from 1st September 2004, the current rent (as from 1st September 2006) is £10,750 and is fixed until the termination of the lease at the end of August 2008.

### Outgoings

The local rating authority is Cherwell District Council and this property is rated as follows:

**Rateable Value: £6,700**

**Rates Payable: £2,914.50 per annum**

### Legal Fees

The ingoing tenant will be responsible for contributing £650 plus VAT towards the Landlords legal fees, these to be paid as solicitors are instructed.

Viewings can be arranged via sole agents:

# BANKIER SLOAN

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